

**THE PROVINCE OF  
GAUTENG**



**DIE PROVINSIE VAN  
GAUTENG**

# Provincial Gazette Provinsiale Koerant

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**No. 198**

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**AIDS  
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DEPARTMENT OF HEALTH

**Prevention is the cure**

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# Government Printing Works

## Notice submission deadlines

Government Printing Works has over the last few months implemented rules for completing and submitting the electronic Adobe Forms when you, the customer, submit your notice request.

In line with these business rules, GPW has revised the notice submission deadlines for all gazettes. Please refer to the GPW website [www.gpwonline.co.za](http://www.gpwonline.co.za) to familiarise yourself with the new deadlines.

### CANCELLATIONS

Don't forget!

Cancellation of notice submissions are accepted by GPW according to the deadlines stated in the table above. Non-compliance to these deadlines will result in your request being failed. **Please pay special attention to the different deadlines for each gazette.**

**Please note that any notices cancelled after the cancellation deadline will be published and charged at full cost.**

Requests for cancellation must be sent by the original sender of the notice and must accompanied by the relevant notice reference number (N-) in the email body.

### AMENDMENTS TO NOTICES

take note!

With effect **from 01 October**, GPW will not longer accept amendments to notices. The cancellation process will need to be followed and a new notice submitted thereafter for the next available publication date.

### CUSTOMER INQUIRIES



Many of our customers request immediate feedback/confirmation of notice placement in the gazette from our Contact Centre once they have submitted their notice – While GPW deems it one of their highest priorities and responsibilities to provide customers with this requested feedback and the best service at all times, we are only able to do so once we have started processing your notice submission.

GPW has a **2-working day turnaround time for processing notices** received according to the business rules and deadline submissions.

Please keep this in mind when making inquiries about your notice submission at the Contact Centre.

### PROOF OF PAYMENTS

REMINDER

GPW reminds you that all notice submissions **MUST** be submitted with an accompanying proof of payment (PoP) or purchase order (PO). If any PoP's or PO's are received without a notice submission, it will be failed and your notice will not be processed.

When submitting your notice request to [submit.egazette@gpw.gov.za](mailto:submit.egazette@gpw.gov.za), please ensure that a purchase order (GPW Account customer) or proof of payment (non-GPW Account customer) is included with your notice submission. All documentation relating to the notice submission must be in a single email.

A reminder that documents must be attached separately in your email to GPW. (In other words, your email should have an Adobe Form plus proof of payment/purchase order – 2 separate attachments – where notice content is applicable, it should also be a 3rd separate attachment).

### REMINDER OF THE GPW BUSINESS RULES

- Single notice, single email – with proof of payment or purchase order.
- All documents must be attached separately in your email to GPW.
- 1 notice = 1 form, i.e. each notice must be on a separate form
- Please submit your notice **ONLY ONCE**.
- Requests for information, quotations and inquiries must be sent to the Contact Centre **ONLY**.
- The notice information that you send us on the form is what we publish. Please do not put any instructions in the email body.

**IMPORTANT NOTICE:**

**THE GOVERNMENT PRINTING WORKS WILL NOT BE HELD RESPONSIBLE FOR ANY ERRORS THAT MIGHT OCCUR DUE TO THE SUBMISSION OF INCOMPLETE / INCORRECT / ILLEGIBLE COPY.**

**No FUTURE QUERIES WILL BE HANDLED IN CONNECTION WITH THE ABOVE.**

**CONTENTS**

		<i>Gazette</i>	<i>Page</i>
		<i>No.</i>	<i>No.</i>
<b>PROCLAMATION • PROKLAMASIE</b>			
57	Town-planning and Townships Ordinance (15/1986): Goedeburg Extension 36 .....	198	4

**PROCLAMATION • PROKLAMASIE****PROCLAMATION 57 OF 2016****LOCAL AUTHORITY NOTICE CD27/2016****EKURHULENI METROPOLITAN MUNICIPALITY  
EKURHULENI TOWN PLANNING SCHEME, 2014  
EKURHULENI AMENDMENT SCHEME B0204**

The Ekurhuleni Metropolitan Municipality hereby, in terms of the provisions of Section 125(1)(a) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), declares that it has approved an amendment of the Ekurhuleni Town Planning Scheme, 2014, comprising the same land as included in the township of **GOEDEBURG EXTENSION 36**.

The amendment scheme documents will lie for inspection during normal office hours at the offices of the Head of Department: City Planning, Ekurhuleni Metropolitan Municipality, and at the offices of the Area Manager: City Planning Department, Benoni Civic Centre; as well as at the Gauteng Provincial Government, Office of the Premier, Gauteng Planning Division.

This amendment scheme is known at Ekurhuleni Amendment Scheme B0204 and shall come into operation from date of publication of this notice.

Khaya Ngema, City Manager  
2<sup>nd</sup> Floor, Head Office Building,  
Cnr Cross & Roses Streets,  
Germiston

Notice No. CD27/2016

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**LOCAL AUTHORITY NOTICE CD27/2016  
EKURHULENI METROPOLITAN MUNICIPALITY  
DECLARATION AS AN APPROVED TOWNSHIP**

In terms of the provisions of Section 103(1) of the Gauteng Town-planning and Townships Ordinance, O. 15 of 1986, the Ekurhuleni Metropolitan Municipality, hereby declares Goedeburg Extension 36 Township to be an approved township, subject to the conditions set out in the schedule hereto.

**SCHEDULE**

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY SMITH AND SEEGER INVESTMENTS CC (HEREINAFTER REFERRED TO AS THE APPLICANT / TOWNSHIP OWNER) UNDER THE PROVISIONS OF PARTS A AND C OF CHAPTER III OF THE GAUTENG TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986) FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 117 (A PORTION OF PORTION 6) OF THE FARM RIETPAN 66 I.R. HAS BEEN GRANTED:

**A) CONDITIONS OF ESTABLISHMENT.****(1) NAME.**

The name of the township shall be GOEDEBURG EXTENSION 36.

**(2) DESIGN.**

The township shall consist of erven and streets as indicated on the DIAGRAM sg No. 4411/2015.

**(3) EXISTING CONDITIONS OF TITLE.**

- (i) All erven shall be made subject to existing conditions of title and servitudes, if any, including the following servitude condition in Deed of Transfer T79385/2015:

“Subject to a right of way in perpetuity for municipal purposes, a strip being 3,27 metres wide along the north north eastern boundary in favour of the Municipality of Benoni in terms of Notarial Deed No. K2844/85 dated 20 September 1985, indicated by the figure ABgfA on

Diagram SG No. 843/2008 annexed hereto”

- (ii) But excluding the following entitlement/rights which not be passed on to the erven in the township: Condition one in Deed of Transfer T79385/2015:

“Entitled to a right of way 9,45 metres wide over portion of Portion 4 of the said Portion “A” of the said farm along the line B C shown on the diagram S.G. No. A3512/1920 annexed to Deed of Transfer No. 4480/1923 dated the 29<sup>th</sup> of May 1923”

(4) STORMWATER DRAINAGE AND STREET CONSTRUCTION.

- (a) The township owner shall, on request by the local authority, submit for its approval a detailed scheme complete with plans, sections and specifications, prepared by a professional Engineer who shall be a member of the South African Association of Consulting Engineers or SABTACO, for the collection and disposal of storm water throughout the township by means of properly constructed works and for the construction, surfacing, kerbing and channelling of the streets therein together with the provision of such retaining of such walls as may be considered necessary by the Local Authority. Furthermore the scheme shall indicate the route and gradient by which each erf gains access to the street on which it abuts.
- (b) The township owner shall, when required to do so by the Local Authority, carry out the approved scheme at his/her own expense on behalf of and to the satisfaction of the Local Authority under the supervision of the appointed Professional Engineer, and shall, for this purpose, provide financial guarantees to the Local Authority as determined by it.
- (c) The township owner shall be responsible for the maintenance of the streets and stormwater drainage system to the satisfaction of the Local Authority until the streets and stormwater drainage system have been constructed as set out in sub-clause (b) above.
- (d) Should the township owner fail to comply with the provisions of (a), (b) and (c) hereof the Local Authority shall be entitled to do the work at the cost of the township owner.

(5) OBLIGATIONS IN REGARD TO ESSENTIAL SERVICES.

The township owner shall within such period as the Local Authority may determine, fulfil its obligations in respect of the provision of water, electricity and sanitary services and the installation of systems thereof.

(6) REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES.

If, by reason of the establishment of the township, it becomes necessary to remove or replace any existing municipal services, the costs thereof shall be borne by the township owner.

The township owner shall consult with the Local Authority before any existing municipal service(s) need to be replaced or removed.

(7) ENDOWMENT

The township owner shall, in terms of Sections 98(2) and (3) of the Town Planning and Township Ordinance, 15 of 1986, pay a lump sum endowment to the Local Authority, for the provision of land for parks (Public Open Space).

(8) ACCEPTANCE AND DISPOSAL OF STORMWATER.

The township owner shall arrange for the drainage of the township to fit in with those adjacent public roads, for all stormwater running off or being diverted from the roads to be received and disposed of.

(9) ACCESS

Ingress and egress to and from the township shall be to the satisfaction of the Head of Department: Roads and Stormwater Planning.

## (10) SOIL CONDITIONS

Proposals to overcome detrimental soil conditions to the satisfaction of the Local Authority shall be contained in all building plans submitted for approval and all buildings shall be erected in accordance with the precautionary measures accepted by the Local Authority.

## (11) DEMOLITION OF BUILDINGS AND STRUCTURES

The township owner shall at his/her own expense, cause all existing buildings and structures, situated within the building line reserves, side spaces or other common boundaries to be demolished, to the satisfaction of the Local Authority, when required to do so by the Local Authority.

## (12) PRECAUTIONARY MEASURES

The township owner shall at his/her own expense, make arrangements with the Local Authority, in order to ensure that the recommendations as laid down in the Geological Report, prepared by Messrs. Johann van der Merwe (Pty) Ltd (Report No. M06/27 41) dated 20 September 2006, are fully complied with and when required to do so, engineering certificates for the foundations of the structures be submitted

## (13) REMOVAL OF LITTER

The township owner shall at his/her own expense, cause all litter within the township area to be removed, to the satisfaction of the Local Authority, when required to do so by the Local Authority.

## (14) SPECIAL CONDITIONS

- (a) The township owner shall ensure that a legal entity, albeit a Home Owners Association, is established.
- (b) The aforesaid Home Owners Association shall, in addition to such other responsibilities as may be determined by the township owner, also be responsible for the maintenance of the intercom and access control relating to the property.
- (c) The township owner shall ensure 24 hour unhindered access for maintenance purposes and emergency services (i.e. Water, electricity, Telkom, public safety, etc.)
- (d) Every owner of the erf, or any subdivided portion thereof, or any person, who has an interest therein, shall become a member of the legal entity and be subject to its constitution until he/she ceases to be an owner to the aforesaid. Neither the erf, nor any subdivided portion thereof, nor any interest therein shall be transferred to any person who has not bound himself/herself to the satisfaction of such Association, to become a member of the legal entity.
- (e) The owner of the erf, or any subdivided portion thereof, or any person, who has an interest therein, shall not be entitled to transfer the erf or any subdivided portion therein, without a Clearance Certificate from the Home Owners Association that the articles of the legal entity, have been complied with.
- (f) A copy of the legal entity registration certificate and its constitution shall be submitted to the Local Authority (City Planning Department), prior to the issuing of a Clearance Certificate for the transfer of any erven.
- (g) The township owner must accept the conditions regarding the establishment of a legal entity, in writing. This written acceptance shall include an undertaking that all buyers will be notified of all the conditions stipulated by the Local Authority, in writing.
- (h) The roads and storm water infrastructure and landscaping of sidewalks will not be taken over by the Local Authority and the construction and cost thereof, shall be the responsibility of the township owner, where after the maintenance of these services and the pavements shall

become the responsibility of the legal entity.

- (i) The private road servitude (if applicable) shall be the responsibility of the legal entity and the legal entity shall manage and maintain all common property, including the refuse collection areas.
- j) In the event that the development of any erf within the township shall constitute a development within the ambit of the Sectional Titles Act, 95 of 1986, then and in such an event, the conditions contained herein and in conflict with the provisions of the Sectional Titles Act, 95 of 1986, shall be read as pro-non-scripto.

(15) CONSOLIDATION OF ERVEN

The township owner shall at his own expense cause erven 393 and 394 in the township to be consolidated.

(C) **CONDITIONS OF TITLE.**

- (1) All erven shall be subject to the following conditions imposed by the Local Authority in terms of the provisions of the Town Planning and Townships Ordinance, 15 of 1986:
  - (a) The property is subject to a servitude, 2m wide, in favour of the Local Authority, for sewerage and other municipal purposes, along all boundaries other than a street boundary, and in the case of a panhandle erf, an additional servitude for municipal purposes 2m wide across the access portion of the erf if and when required by the Local Authority: Provided that the Local Authority may dispense with any such servitude.
  - (b) No building or other structure shall be erected within the aforesaid servitude area and no large-rooted trees shall be planted within the area of such servitudes or within 2m thereof.
  - (c) The Local Authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during the course of the construction, maintenance or removal of such sewerage mains and other works as it, in its discretion, may deem necessary, and shall further be entitled to reasonable access to the said land for the aforesaid purpose subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains or other works being made good by the Local Authority.

(2) ERVEN 393 AND 394

The erf is subject to a right of way servitude, 3,27 meters wide, parallel to, and on the south side of the existing servitude along Beryl Street.

(3) ALL ERVEN

The erven shall be made subject to the servitudes shown on the General Plan of the township.

Khaya Ngema  
City Manager  
Civic Centre, Cross Street,  
Private Bag X 1069, Germiston, 1400  
15/3/2-A11/36

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